

137 Linden Street

Brooklyn, NY 11221



Multi-Family 3 Units
2,700 SF

Price: \$999,995
8% CAP (with minor repairs)



Description

Reyes & Elsamad and TMG is proud to present the sale of 137 Linden Street. This sale offers a great opportunity to own a centrally located multi-family property that features 8 bedrooms and 6 bathrooms. The first-floor unit has 2 bedroom and 2 bathrooms along with a private garden. The second apartment is a three-bedroom 2 bath unit while the third apartments is composed with 3 bedrooms and only 1 bathroom. Located on Linden Street between Central Ave and Evergreen Avenue, the property is only a 5 min walk to the Gates Ave J-M-Z station.

The buildings dimensions are 20 x 45 SF, totaling at 2,700. The lot is dimensions are 20 X 100 in an R6 Zoned area.

Violations: DOB Job being filed to remove violations.
Vacancy: Tenant are already in court for evictions.

Property Details

Address	137 Linden Street
Location	Btw Central & Evergreen Ave
Block Lot	03221 0006
Lot Dimensions	20 X 100FT
Lot SF	2,000 SF
Building Dimensions	20 X 45
Stories	3 + (cellar)
Zoning	R6
Residential FAR	2.2
Facility FAR	4.8
Unused FAR	1,700 SF
Current Property Tax	\$2,377.00
Current Tenancy	Fully Occupied
Renovated Units	All in good condition



Asking Price: \$999,995

For more information, please contact:

Nick Ramphir
Commercial Investments
Licensed Real Estate Broker
917-721-4363 ; NickR@TheMomentGroup.com

137 Linden Street

Brooklyn, NY 11232



Proforma

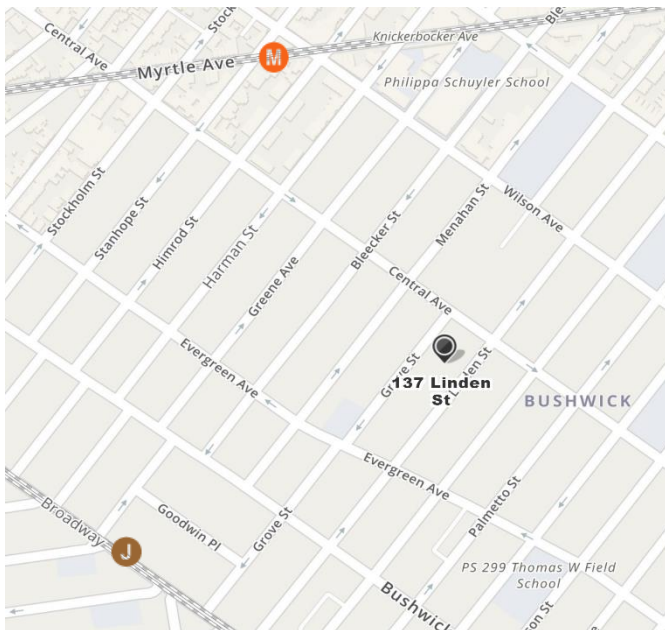
Projected Revenue

Unit	Tenant Status	Type	Unit SF	Rent \$/SF	Actual Monthly Rent	Annual Rent
1	Free Market	2 bed 2 bath	700	\$42.80	\$2,500.00	\$30,000.00
2	Free Market	3 bed 2 bath	750	\$43.20	\$2,700.00	\$32,400.00
3	Free Market	3 bed 1 bath	750	\$41.60	\$2,600.00	\$31,200.00
Total Revenue					\$7,450.00	\$93,600.00

Assumed Expenses

Real Estate Taxes (19/20)	As per the Department of Finance Records	\$2,377.00
Water Sewage		\$1,500.00
Gas (Tenant pays portion)		\$1,000.00
Common Electric		\$200.00
Insurance		\$3,000.00
Mgmt & Maintenance (3%)		\$2,808.00
Vacancy Rate (2%)		\$1,872.00
Total Expenses		\$12,757.00
Gross Revenue		\$93,600.00
Less Expenses		\$12,757.00
Projected NOI		\$80,843.00

Asking Price: \$999,995 | 8% CAP with minor repairs



For further information about this property,
contact our agents below:

Nick Ramphir
Commercial Investments
Licensed Real Estate Broker
917-721-4363
NickR@TheMomentGroup.com

137 Linden Street

Brooklyn, NY 11232



STREET Linden No. 137 UNIT 5 DATE 2/24/39 Block 3323 D. 2 m 1930 sunny

ST	Rms	Use	Fams	How?	Prop.	Occ.	Trans.	Cook	of	Fixts.	Names of Occupants
1	3	liv	1	owner	owner	2y	fy	✓	owner	CS water	WCBT in apt
2	4	"	1	M	tenant	2y	"	✓	"	CS water	WCBT in pub. bldg
3	5	"	1	M	"	2y	"	✓	"	"	"

Shut four made 2/8/43
F. Coche Insp.
Stems 1-7

INSPECTOR TO REPORT

ST	YES	C	B	1	2	3	4	5	6	7	TOTAL
SLEEPING ROOMS											
CL.											
CH.											
APTS											3
QRES. BUS.											

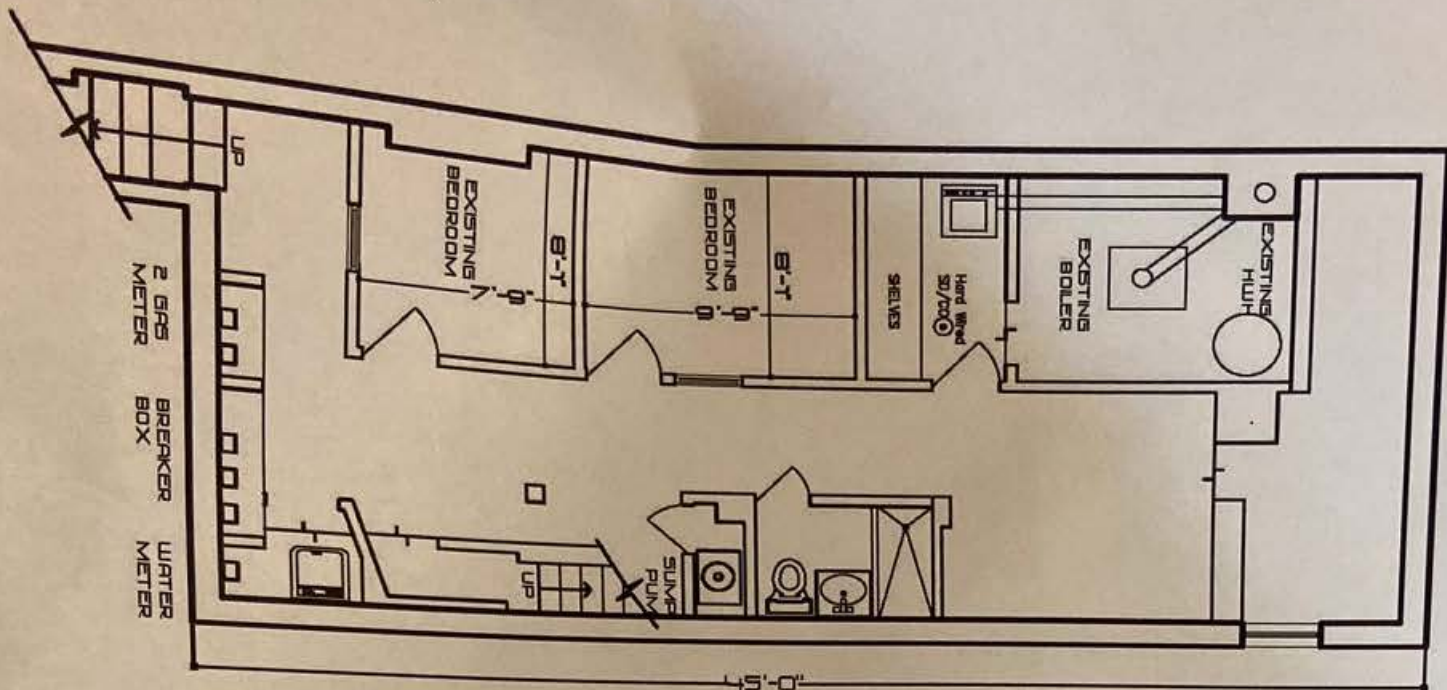
0/1/1
none

BOROUGH OF... 39-1013-35-Bu Form 1008

TENEMENT HOUSE DEPT. (OVER)



Floor plan of the existing building showing the layout of the existing boiler, existing bedrooms, and existing bathroom. The plan includes labels for 'EXISTING BOILER', 'EXISTING BEDROOM', 'EXISTING BATH', and 'EXISTING HALL'. It also shows a 'Hard Wood 30/000' area and a 'SINK PUMP' area. The plan is oriented with the building's entrance at the top.



PROPERTY LINE

PROF

EXISTING BEDROOM 9'-7" x 12'-1"

EXISTING BEDROOM 11'-5" x 12'-10"

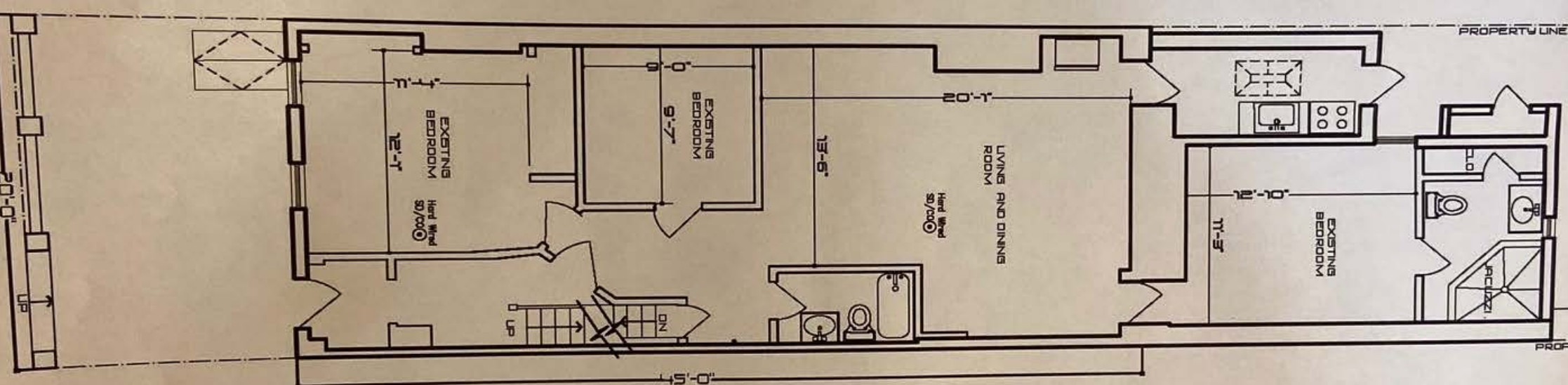
LIVING AND DINING 13'-6" x 20'-1"

BATH

STAIRS UP/DN

PROPERTY LINE

PROF



EXISTING AC

EXISTING FIRE SCRIBE

Hard Wired SP/CO

EXISTING BEDROOM 10'-7"

EXISTING BEDROOM 11'-5"

EXISTING BEDROOM 12'-5"

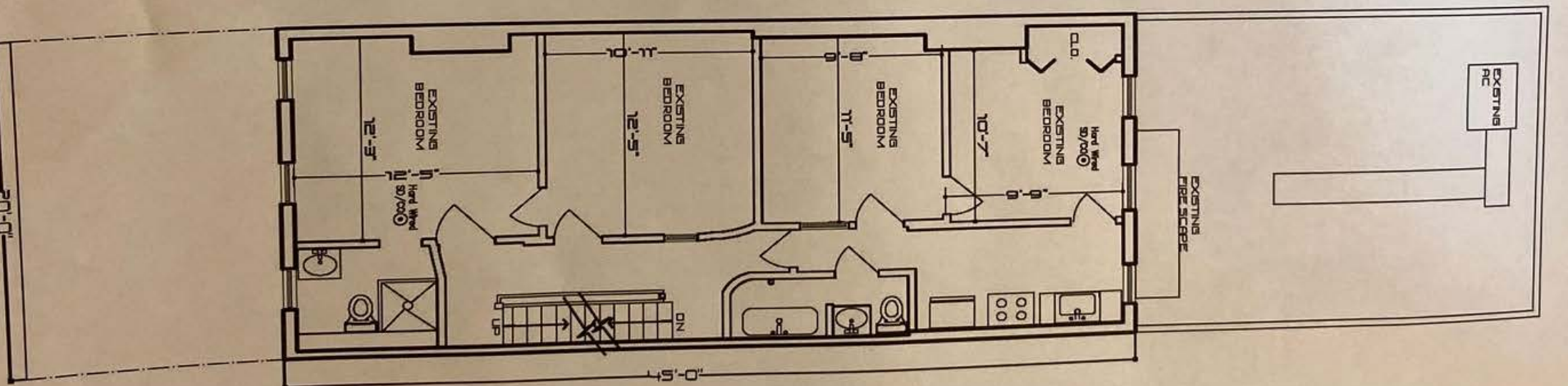
EXISTING BEDROOM 12'-3"

Hard Wired SP/CO

DN

30'-0"

30'-0"



Floor plan of the existing building. The plan shows four bedrooms, a bathroom, and a central staircase. The dimensions for the rooms are as follows:

- Bedroom 1 (Top Left): 11'-8" x 10'-7"
- Bedroom 2 (Top Middle): 11'-8" x 11'-11"
- Bedroom 3 (Bottom Middle): 11'-8" x 11'-11"
- Bedroom 4 (Bottom Left): 11'-8" x 11'-11"
- Bathroom: 6'-8" x 11'-8"

The plan also includes a fire escape on the right side, labeled "EXISTING FIRE ESCAPE".

